

RESOLUTION NO. CZAB15-11-03

WHEREAS, MARTINA BOREK, ET AL. applied for the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, less the north 35' for right-of-way. **AND: PARCEL "A":** The east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, A/K/A: The east 10 \pm Acres, of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East. **LESS PARCEL "C",** described as follows:

All that part of the east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, lying SW/ly of the following described line to wit: From the center of said Section 25, bear to the N0°36' 07"W, along the east line of the NW $\frac{1}{4}$ of said Section 25, a distance of 1,346.07' to the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25; thence S88°15' 0"W, along the south line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25, a distance of 185.99' to the Point of beginning of said Parcel "C"; thence run N45°37' 47"W, a distance of 128.79' to the Point of curvature of a circular curve to the right, having a central angle of 45°0' 0" and a radius of 210' ; thence run NW/ly, along the arc of said curve, a distance of 164.93' to the intersection thereof with the west line of the east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25, and the end of the specifically described line. **AND: PARCEL "B":** A parcel of land in the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, being more particularly described as follows:

From the center of said Section 25, bear N0°36' 7"W along the east line of the NW $\frac{1}{4}$ of said Section 25, a distance of 1,036.36' to the Point of beginning of the parcel to be described (Parcel "B"); thence continued N0°36' 7"W along said east line, a distance of 309.71' to the Northeast corner of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25; thence run S88°15' 0"W along the north line of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25, a distance of 185.99' ; thence S45°37' 47"E, a distance of 142.66' to the Point of curvature of a circular curve to the right, having a central angle of 45°1' 40" and a radius of 290' ; thence run SE/ly along the arc of said curve, a distance of 227.91' to a Point of tangency and the Point of beginning.

LOCATION: Lying on the south side of S.W. 248 Street, lying east of Canal C-102N and approximately 60' west of theoretical S.W. 121 Court, A/K/A: 12110 S.W. 248 Street, Miami-Dade County, Florida.

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-1M(a) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Daniel L. Adams, seconded by Leonard Anthony, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	aye	JoAnn Bova	aye
Al Alvarez	nay	Paul S. Vrooman	absent
Leonard Anthony	aye		

Nancy McCue	nay
-------------	-----

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary change to RU-1M(a) be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 24th day of June, 2003.

Hearing No. 03-5-CZ15-1

ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

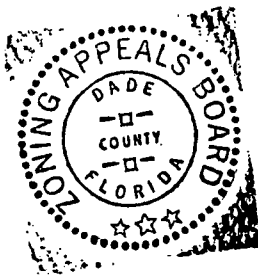
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-11-03 adopted by said Community Zoning Appeals Board at its meeting held on the 24th day of June, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of July, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



MIAMI-DADE COUNTY, FLORIDA



DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

□ 111 NW 1 STREET, SUITE 1210
MIAMI, FLORIDA 33128
(305) 375-2800

PERMITTING AND INSPECTION OFFICE

11805 S.W. 26 Street
MIAMI, FLORIDA 33175
□ IMPACT FEE SECTION
(786) 315-2670 • SUITE 145
□ ZONING INSPECTION SECTION
(786) 315-2660 • SUITE 223
□ ZONING PERMIT SECTION
(786) 315-2666 • SUITE 106
□ ZONING PLANS PROCESSING SECTION
(786) 315-2650 • SUITE 113

July 15, 2003

Martina Borek, Et Al
c/o Tucker Gibbs
P.O. Box 1050
Miami, Florida 33133

Re: Hearing No. 03-5-CZ15-1
Location: Lying on the south side of S.W. 248 Street, lying east of Canal C-102N and approximately 60' west of theoretical S.W. 121 Court, A/K/A: 12110 S.W. 248 Street, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB15-11-03, adopted by the Miami-Dade County Community Zoning Appeals Board 15, which denied your application without prejudice on the above described property.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Earl Jones'.

Earl Jones
Deputy Clerk

Enclosures